



EVERYDAY HOMES

Build & Buy

INCLUSIONS LIST

» Contract & Statutory Requirements

180 day Tender period.

90 day maintenance warranty period from practical completion.

6 year structural warranty.

Sydney Water submission and approval for standard dwelling.

Construction and warranty insurance premiums.

» Site Inclusions & Foundation

M Class concrete void form slab construction designed and certified by a qualified structural engineer.

50lm of 400mm diameter concrete piling.

Standard site costs with up to 500mm fall over building platform.

Standard services connection up to 12m within the property boundary.

All weather driveway access and sediment control to site.

Surveyors contour plan and peg-out of house position.

Surveyors slab edge board survey and final report confirming house position. (Includes AHD levels if required)

Scaffold and safety roof rail as required by Safe Work NSW.

Removal and disposal of building waste.

» Exterior & Structural

Treated timber frames and trusses (termite protection) to Australian Standard AS 1684

22.5 degree roof pitch. (Determined by house design)

Plain concrete to front entry porch and alfresco. (Design specific)

Face bricks from builders Category 1 range including iron joint and off white mortar.

Roof tiles from builders Category 1 range.

Aluminium powder coated sliding windows and sliding doors with keyed locks.

Obscure glass to wet area private room windows excluding front elevation.

Colorbond fascia, gutter and barge.

Termite barrier pest control system to perimeter of slab and penetration points to Australian Standard AS 3660.1

Panel lift garage door with brickwork over. (Design specific)

820mm timber entry door from Hume Newington range.

40mm Hume XF3 non-solid laundry door. (Design specific)

Gainsborough Terrace series door handles with deadlocks to all external doors.

One (1) garden tap to front and one (1) garden tap to rear.



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» BASIX Inclusions

3.0kw Solar (photovoltaic system)

R2.5 Wall insulation

R5 Ceiling Insulation

R3.0 Ceiling insulation to perimeter only of habitable areas (450mm wide)

2000L Above ground watertank adjoining dwelling

Sarking to underside of roof tiles

Low E glazing to windows (as required)

Dampers to exhaust fans

» Internal & Fittings

45x45cm ceramic floor tiles to main floor open living areas. (Design specific) (Excludes garage)

Carpet to bedrooms, staircase, first floor and remainder of home. (Design specific) (Excludes garage)

2440mm ceiling height to ground and first floors. (Design specific)

Brick veneer plasterboard lined garage. (Design specific)

10mm plasterboard lining to walls and ceilings with 90mm cove cornices.

Concealed sewer lines to two storey homes. (Design specific)

Paint grade pine timber pencil round 67mm X 18mm skirting and 67mm X 18mm architraves.

3 coat semi-gloss paint finish to all internal timber and doors from 'Custom Colour Selection' colour chart.

2 coat low sheen paint finish to all internal walls from 'Custom Colour Selection' colour chart.

2 coat flat white paint finish to ceiling.

Staircase with medium density fibreboard (MDF) closed stringer, treads and risers. Decorative black or silver metal balustrades with pine handrail and square posts in paint finish.

White melamine top shelf including hanging rail to wardrobes. Four (4) white melamine shelves to pantry and linen.

Flush internal doors to bedrooms and wardrobes.



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Passage set handles to internal doors, privacy set handles to main bedroom and shared bathrooms.

» Electrical & Safety Features

Automatic garage door opener (1)

Earth leakage electrical safety switch in single phase meter box.

One (1) light point to all internal rooms.

One (1) external light point for porch, alfresco, external laundry and balcony where applicable.

Two (2) double power points to master bedroom and main kitchen.

One (1) double power point to all rooms.

One (1) single power point to appliances as required.

Two (2) smoke detectors complete with backup battery to be installed in appropriate locations for your safety.

Two (2) television points.

One (1) phone points.

One (1) data point.

NBN / Fibre Optic conduit (provision only) location at discretion of electrician, includes One (1) double power point.

» Bathrooms & Wet Areas

Semi frameless shower screen with clear safety glass. (Design Specific)

2.1m high tiling in shower recess, 1.2m high tiling over bath (from floor) and skirting tile to remainder. Wide choice of ceramic floor and wall tiles from builders Category 1 range.

Rectangular bath recessed into wall. (Design Specific)

20mm engineered stone vanity top.

Laminate vanities with matching polished edge mirror.

Wet Area accessories - toilet roll holder to all toilet suites, single towel rail to all showers, single towel ring to each vanity. (Design Specific)

White laundry cabinet with 40L stainless steel tub.

300mm high ceramic tiling to laundry tub splashback.

Waterproofing to all wet areas to comply with NCC requirements.

Chrome floor wastes to all showers.

» Kitchen

20mm engineered stone benchtop.

900mm cooktop including 900mm ducted rangehood.

600mm under bench oven.

Double bowl stainless steel kitchen sink with flick mixer tap.

Laminated base cupboards with white melamine lined interior.

Laminated overhead cupboards with white melamine lined interior.

Pantry with white melamine shelving. (Design specific)

Ceramic tiling to kitchen bench splashback.

Dishwasher space including connection points.

Microwave space including single power point.

Bulkhead above main kitchen cupboards.

» Corebuild Inclusions

Increase concrete slab thickness to 18% above Australian standards.

75mm step down from house to garage. (Subject to design)

Heavy duty timber frame construction above Australian standards.

Moisture resistant ceiling to alfresco with set joints (Design specific)

